

***ANDOVER CITY COUNCIL WORKSHOP MEETING – MAY 27, 2014
MINUTES***

The Workshop Meeting of the Andover City Council was called to order by Mayor Mike Gamache, May 27, 2014, 6:00 p.m., at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present: Mike Knight, Sheri Bukkila, Tony Howard and Julie Trude

Park & Rec. Commission

Members present: Ted Butler, Jim Lindahl, Sarah Elstrom, Mark Miskowiec, and Shane Stenzel

Open Space Commission

Members present: Bruce Perry, Jim Olson, and Aaron Jarson.

Councilmember absent: None

Also present:

City Administrator, Jim Dickinson
Community Development Director, Dave Carlberg
Public Works Director/City Engineer, David Berkowitz
Assistant Public Works Director, Todd Haas
Others

JOINT MEETING WITH OPEN SPACE ADVISORY COMMISSION

Open Space Acquisition Update:

Mr. Carlberg explained he wanted to discuss the open space acquisition. He noted the Selmer property price is kind of high and he asked the Commission and Council their thoughts on continuing to obtain the property.

Jim Olson stated this is probably the best property they have seen. He wondered if they should wait and see what happens with the property and not be so quick to make an offer. Councilmember Trude stated she did not want to see the residents have to pay to have the road put through the area properties for the future development.

Mr. Carlberg reviewed the property with the Council.

Councilmember Trude asked what price the City offered two years ago. Mr. Carlberg indicated they initially offered \$342,000 for the property with the access road from Hanson Boulevard to

the property. The last offer they had out to Mr. Selmer was \$300,000 including easements with leaving it as open space, but the property would not have a public access. Mr. Selmer was offered \$600,000 by a developer and since the City did not agree to match that price, our offer disappeared. Mr. Selmer is aware of the potential road access that will come to access the new development.

Councilmember Bukkila stated if development pays for itself, as development goes through the road will get built so she thought if the City waited on purchasing the property, the City would save money by not paying for a portion of the road, but she indicated she was really cautious about how it could raise the price of the property.

Mr. Carlberg stated the timeframe of the road being built is up in the air and triggered on the success of the neighboring developments. Councilmember Trude thought it depended on how many developments were approved and the number of lots sold.

Mayor Gamache asked what the current price is for the Selmer property. Mr. Carlberg stated Mr. Selmer is asking around \$440,000, because Mr. Selmer is taking into account what the Aasness property sold for. Mr. Dickinson stated the Aasness property had the possibility of having water and sewer extended to the property and the Selmer piece will not, so the Selmer property is not worth as much as the Aasness property.

Mr. Dickinson cautioned the Council on setting a price, especially at an open meeting and should go to a closed meeting, if this discussion were to go any further.

Mayor Gamache asked if there was any information on how the road will be routed through the properties. Mr. Carlberg stated looking at the number of units left for sewer and water, urban services will not get to Selmer and he would likely need to develop as 2.5 acre lots. He noted a real estate agent contacted him wondering if there will be urban sewer available to the property in the future and Mr. Carlberg stated he did not believe sewer will get there and they would likely be looking at 2.5 acre lots.

Commissioner Olson stated every meeting they have had discussion regarding the property and their decision keeps changing because of the moving price.

Councilmember Trude stated they do not get access for nothing which is the assumption Selmer has shown through negotiations. Mr. Carlberg stated with the future road there is a bigger discussion as to who will pay for the road.

The Council thought they should wait on the property to see what happens with development and to continue looking and pursuing other possible properties.

Access to Purchased Aasness Property from White Pines Wilderness:

Mr. Carlberg reviewed a potential access from White Pines Wilderness to the Aasness open

space property.

Mr. Carlberg stated Mr. Emmerich's concern is being able to see people on the access point from his house and he would like to have the access trail moved further away from his property. Mr. Carlberg asked is the City looking at having an access point from within the White Pines Wilderness development into the open space land, this would be in addition to having a parking lot along Hanson Boulevard with access to the open space area.

Mayor Gamache wondered what benefits they will have by not bringing access through the White Pine Wilderness property.

Councilmember Trude stated they need to have at least one access point from the south through White Pine Wilderness. She thought they should have two access points to the open space area. The Council concurred to have two access points to the open space land.

Mr. Carlberg noted they will get more signage to indicate the open space trails and boundaries.

Construction of Parking Area Off of Hanson Boulevard/Aasness Property:

Mr. Carlberg stated they will need to stake the access location along Hanson Boulevard and install a culvert. This will help with the issue of people going onto Mr. Aasness' property. There will be access to the open space from the parking lot. He noted this will be a gravel parking area.

Councilmember Knight asked if they could put a sign on all of their open space areas showing the access points and some history. Mr. Carlberg indicated they are working on the kiosks for these along with the trail kiosks.

Future of the Open Space Advisory Commission:

Mr. Carlberg stated they still have \$484,000.00 in open space money to spend.

Councilmember Trude thought the Commission could meet quarterly rather than monthly to discuss and review sites.

Commissioner Olson stated they have talked about cutting the meetings down to quarterly with maintaining some oversight as the properties come together. Councilmember Trude thought that was a good idea and there could be grants or some things that the Commission could meet to discuss and apply for.

Mayor Gamache thought the Open Space Commission could help with advertising the open areas that were purchased within the City for public use and see if there was any interest in future funding for more open space land.

Councilmember Knight wondered if they could get some pamphlets made up for the Fun Fest regarding the open space in the City. Mr. Carlberg stated they will do that again.

Councilmember Trude wondered if in the future the Open Space and Park and Recreation Commissions would want to discuss possible joint allocation of funds rather than a bond referendum. She noted Blaine does this. Mr. Dickinson stated they would need to have a study done that would indicate they would have the ability to accept those funds and they would still need to meet a nexus test, this has to be computation and based on values. Park Commission Chair Butler stated they have a lot of passive park land in the City which has no use.

JOINT MEETING WITH PARK AND RECREATION COMMISSION

Discuss the Proposed 2015 – 2019 CIP:

Pine Hills North Facility

Chair Butler stated the last meeting they had there was discussion that the property was to be split into two areas, so some future improvements could be funded through park dedication fees. His main concern is that the parking lot for the ball field will need to be paved at some time, because it will be a highly used ball field and there will be a lot of maintenance involved with this.

Chair Butler stated they have in their CIP proposal for 2015-2019, some funds to work through the west side of Pine Hills North. He reviewed the proposed improvements and funding for it.

Councilmember Knight stated this will be a go to place and they need to start thinking about some type of a building. Chair Butler stated they will need to discuss this with the associations for possible contributions.

Councilmember Howard asked what improvement the \$100,000 was earmarked for in the year 2015 for Pine Hills North. Chair Butler indicated they have not decided what the \$100,000 would go toward. Either building construction or play equipment. Councilmember Howard thought that was a good idea.

Mayor Gamache thought it was good to work on this park as much as they can to get it done.

Chair Butler stated they would like to irrigate some more parks over the next five years.

Possible Roller Blade Rink at the City Hockey Rink Complex

Chair Butler reviewed possible ideas of the types of activities to place in the parks. He noted they could install a roller blade rink along with pickle ball courts. Councilmember Trude thought that was a great idea and would allow for year round use of the rinks.

Councilmember Bukkila asked if it is such a draw that it will be worth the \$150,000 or would they be able to take the existing tennis courts and split the courts to accommodate pickle ball courts. Chair Butler stated they cannot realistically make tennis courts both types of courts because it involves movement of nets for each type of sport. Councilmember Bukkila thought these could be made as self-adjusting courts. Mayor Gamache agreed and noted it has been done in Coon Rapids.

Councilmember Trude liked the idea of adding amenities that more people will use besides just the play equipment.

Councilmember Bukkila stated they have a lot of projects going on and she would like to contain them to a few different parks. Councilmember Knight stated a lot of the children parks in the City are not being used so he thought there should be more amenities for all ages. Councilmember Bukkila was thinking the \$150,000 for the City Campus hockey rinks could go to Pine Hills North Park or another park that has needs.

Fox Meadows Park Redevelopment

Chair Butler stated they left this in the CIP plan but moved it out to 2019 because they have other items that have more priority than this park.

Ball Field Safety Initiatives and Fencing Upgrades

Chair Butler stated they have placed \$25,000 in the CIP for three parks to put fencing in front of the benches. The Commission thought this was a safety issue and should be done.

Splash Pad

Chair Butler stated a splash pad is listed in the CIP but no money was placed for it. He thought the best place for this would be at the Community Center/YMCA where there is already a water amenity.

Councilmember Bukkila stated when this was initially discussed it was indicated to place this at Pine Hills North Park because it is a regional attraction. She did not know what the cost will be but she would prefer it to be in that park.

Commissioner Shane Stenzel stated these are very popular. The reason the Community Center/YMCA site was picked is because of amenities already there and what is involved with the water reclamation. He noted they could also look at putting it in Pine Hills North Park. Councilmember Trude thought it might be a good idea to partner with the YMCA initially and then possibly put one into a park. Councilmember Trude stated Purple Park is a great park that is used by a lot of people. She thought it made sense to partner with someone to build this. Councilmember Bukkila indicated she would like to see a cost analysis for this.

Kelsey Round Lake Park

Chair Butler stated they started talking about a Kelsey Round Lake master plan and what they might want to do with the park in the future.

Commissioner Shane Stenzel reviewed the possibilities of reconstruction of the park. He thought they should look at the improvements around the lake as a 25 to 30 year plan. They should look at using the entire park as open area with trails and amenities and they could apply for State Legacy dollars to help fund.

Councilmember Trude thought it would be nice to be able to get an easement to get a looped trail through the area.

There was discussion regarding how the City could obtain the land to make a looped trail around the lake.

Councilmember Trude liked that the Commission is looking forward for improvements.

The Council indicated they liked the direction of the CIP.

Councilmember Bukkila stated she received a complaint from a resident regarding the ball field usage during the rain storms and she asked that staff consider not leaving the closing of the fields in the hands of the organizations anymore because they do not have to maintain the fields and it is expensive to repair the fields. She did not want staff to go out the next day and do damage repair on the fields. Mr. Haas stated he will send out an email to the associations reminding them about this. Councilmember Bukkila stated she wanted the City to make the decision on when a field cannot be used, not just a warning.

Chair Butler suggested the Commission discuss this with City staff for a solution.

Mayor Gamache stated on Pine Hills North, because the parking lot is basically on the City side he wanted the Council to consider putting in an additional \$300,000 or more towards getting the parking lot done. He would like to see that the major focus over the next five years be to get the Pine Hills North Park done.

Crooked Lake School Elementary School Hockey Rink

Chair Butler reviewed the Crooked Lake School Elementary School hockey rink reconstruction plan.

Councilmember Trude thought this would be a park maintenance issue and would the Commission want to make improvements for this rather than installing new play equipment for one year. Councilmember Bukkila stated the Council already discussed this and she thought they came up with a great plan for a reduced rink and other changes.

There was discussion between the Council and Commission regarding possible changes to the ice rink.

Chair Butler thought they could discuss this at a Commission meeting and bring back their recommendations to the Council.

Mr. Berkowitz stated their system is set up to replace play equipment when it is needed and he would hate to alter that plan in any way. Chair Butler stated the Lions Park play equipment is in need of replacement but they are deferring that project until the road project is done. He hoped the Council could find some maintenance dollars in their budget in order to replace the boards on the hockey rink.

Mr. Berkowitz stated he will be requesting an additional \$55,000 be added to the Parks Maintenance Budget for repairs of the hockey rink. Mr. Dickinson indicated this is a one-time expenditure and should come from a Capital Fund.

The City Council recessed at 8:05 p.m.

The City Council reconvened at 8:12 p.m.

UPDATE OF DITCH 6 & 71 (ATLAS 14) STUDY/13-40

Mr. Berkowitz explained Todd Shoemaker from Wenck Associates, Inc. and Suzanne Juwanie of the DNR, will provide an update to the City Council regarding the ditch study.

Ms. Juwanie explained the approach the DNR is taking on the new data.

Councilmember Bukkila asked if this information has been made public yet. Mr. Berkowitz indicated it has not because the study has just been completed. The City will need to inform the residents affected by the changes.

Mr. Berkowitz stated they will have Mr. Shoemaker look at what structures are impacted and what structures are not impacted and then they will send a letter to the residents that have been added to the floodway to inform them of the change.

DISCUSS WARD LAKE DRIVE NW STORM SEWER/13-44

Mr. Berkowitz explained storm sewer improvements on Ward Lake Drive NW have been requested from the property owner at 17707 Ward Lake Drive NW.

Mr. Berkowitz reviewed the various options with the Council.

Mr. Berkowitz stated the City could develop a pond where the water would be contained but they would have to obtain some easement. This would provide the required treatment of the water

before it discharges into the ditch. The City could also provide and build a trench drain for heavier rain events. This would cost approximately \$30,000.

Councilmember Bukkila wondered why this is the City's problem when the property owner is the one that blocked the drainage of water.

Mr. Berkowitz reviewed three different options with the Council. He recommended the City sit down with the property owners and give them the three different options and indicate that the City will not pay for it. The City can administer the fix and charge it back to the property owner if they want. He stated the lawyers can work out the details if need be.

Mr. Dickinson thought they may have created the problem for themselves when they blocked the ditch.

2015-2019 CAPITAL IMPROVEMENT PLAN DEVELOPMENT DISCUSSION

Mr. Dickinson stated in late March, Administration/Finance distributed baseline worksheets to Department Heads as part of the 2015-2019 CIP kick-off. Subsequent discussion has centered on the 2015-2019 CIP development and committees (Vehicle Purchasing & Facility Management Committees) and commissions (Parks and Recreation & Community Center Advisory) doing the necessary work to prepare a "draft" 2015-2019 CIP.

Mr. Dickinson indicated the proposed equipment purchases are structured around available bonding.

2014 GENERAL FUND BUDGET PROGRESS REPORT

Mr. Dickinson explained the City of Andover 2014 General Fund Budget contains total revenues of \$9,569,142 and total expenditures of \$10,026,875 (including \$30,500 of 2013 budget carry forwards), a decrease in fund balance is planned.

Mr. Dickson indicated expenditures are tracking appropriately; by revenues are a bit behind.

APRIL 2014 CITY INVESTMENTS REVIEW

Mr. Dickinson reviewed the April City Investments with the Council, not all investments are compliant with the City investment policy.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

Motion by Bukkila, Seconded by Howard, to adjourn. Motion carried unanimously. The meeting adjourned at 9:30 p.m.

Respectfully submitted,
Sue Osbeck, Recording Secretary